

### POADP REVISION HISTORY

POADP #	ACCEPTED DATE
458	01/20/1995
662	01/21/2000
662A	12/17/2001
662B	

### PUD REVISION HISTORY

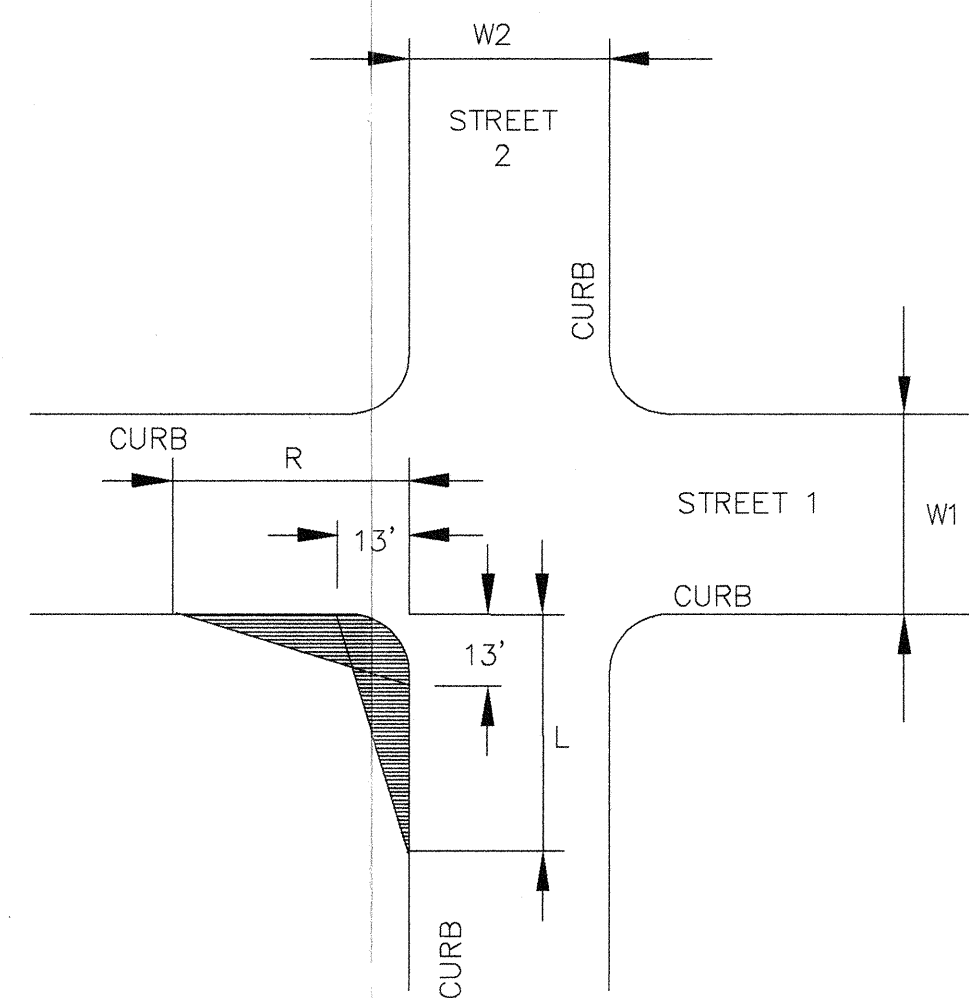
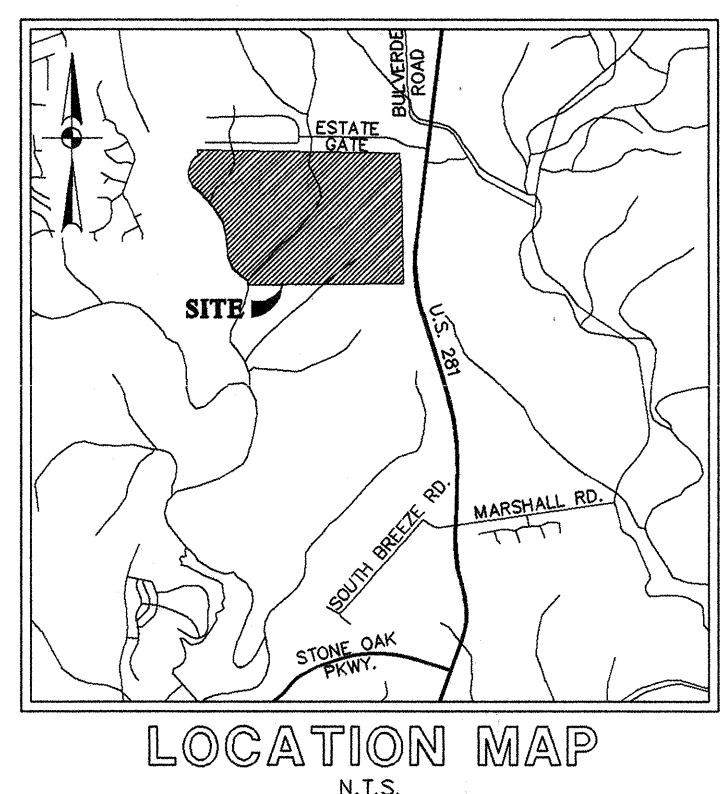
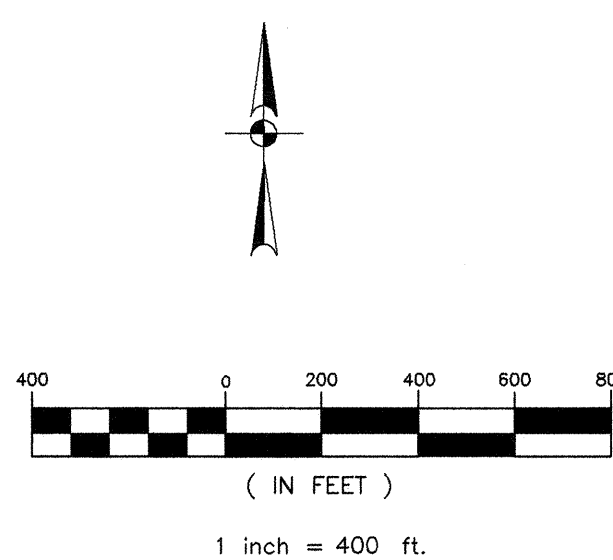
PUD #	ACCEPTED DATE
99028	03/05/2000
99028A	03/13/2002
99028B	

NOTE:  
ALL RESIDENTIAL LOTS ABUTTING THE P.U.D. BOUNDARY LINE SHALL HAVE A MINIMUM OF 20-FOOT REAR BUILDING SETBACK EXCEPT LOTS FRONTING ON CUL-DE-SACS, EYEBROWS, OR ELBOWS AND OTHER IRREGULAR SHAPED LOTS SHALL HAVE A MINIMUM 10-FOOT REAR SETBACK AS PER SECTION 35-3351 OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF SAN ANTONIO.

REVISION STATEMENT:  
THE OLIVER RANCH PUD/POADP PLAN HAS BEEN REVISED TO SHOW THE FOLLOWING:  
  
TRACT II  
RESIDENTIAL LOTS & STREETS RECONFIGURED & DENSITY MODIFIED.

### LEGEND:

- PUD
- POADP
- ② PROPERTY OWNER INFORMATION
- ⊙ SENSITIVE FEATURE—WELL
- ⊙ SENSITIVE FEATURE—CAVE
- ⊙ GATED ENTRY  
DETAIL TO BE SHOWN ON CONSTRUCTION DOCUMENTS FOR EACH TRACT.
- 8' HIGH PERIMETER FENCE



### CLEAR VISION AREA CALCULATION

NOT-TO-SCALE

$$R = 0.65(1SD_2) - (W1/2 + K_R)$$

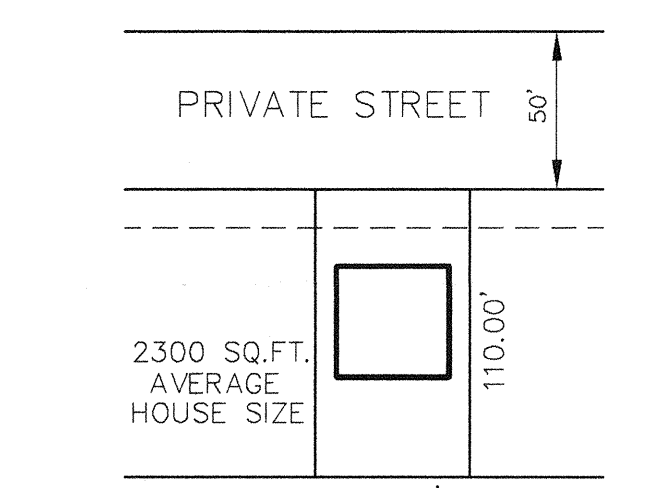
$$L = \frac{13(1SD_2)}{13 + W1/2 + K_R} - 4$$

$$R = 0.65(300) - (30/2 + 2) = 178'$$

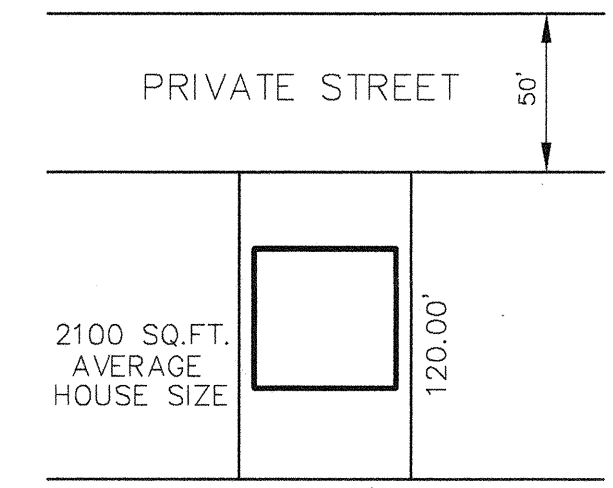
$$R = 0.65(300) - (26/2 + 2) = 180'$$

$$L = \frac{13(300)}{13 + (30/2) + 7} - 4 = 107'$$

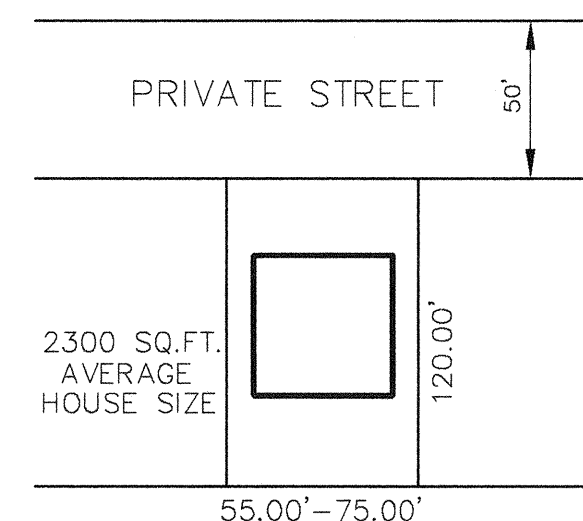
$$L = \frac{13(300)}{13 + (26/2) + 7} - 4 = 114'$$



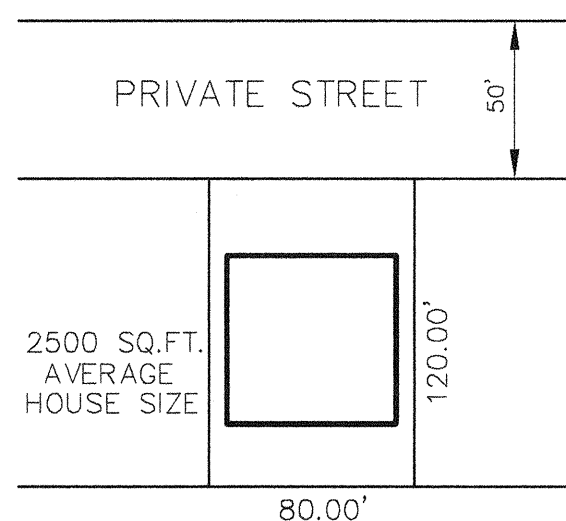
TRACT III TYPICAL LOT DETAIL  
NOT-TO-SCALE



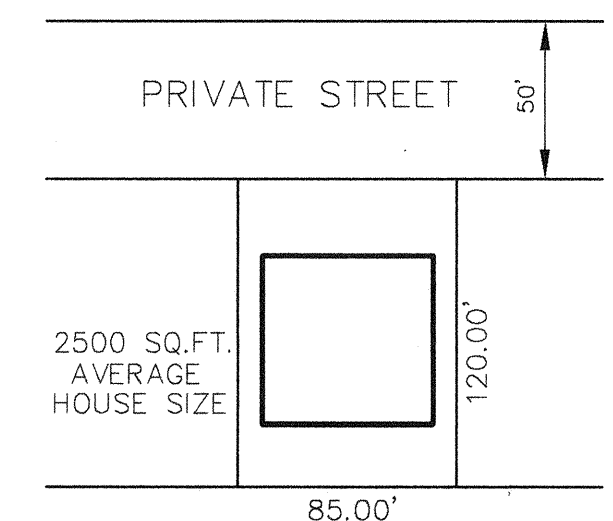
TRACT V TYPICAL LOT DETAIL  
NOT-TO-SCALE



TRACT II TYPICAL LOT DETAIL  
NOT-TO-SCALE



TRACT IV TYPICAL LOT DETAIL  
NOT-TO-SCALE



TRACT VI TYPICAL LOT DETAIL  
NOT-TO-SCALE

NOTE:  
20' FRONT SETBACK  
5' SIDE YARD SETBACK

DEVELOPER:  
DENTON DEVELOPMENT CO.

AGENT: LLOYD A. DENTON, JR.  
11 LYNN BATTS LN., SUITE 100  
SAN ANTONIO, TEXAS 78218  
PHONE: (210) 828-6131  
FAX: (210) 828-6137

PAPE-DAWSON ENGINEERS

555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000  
FAX: 210.375.9010

## OLIVER RANCH PUD / POADP PLAN

JOB NO. 4593.05 DATE: DECEMBER 28, 1999  
REVISED: DECEMBER 13, 2001

GATE DETAIL NOTE:  
GATED ENTRY FOR EACH TRACT WILL VARY. REFERENCE CONSTRUCTION DOCUMENTS FOR DETAILS.

OPEN SPACE RATIO AND DENSITY TABLE (PUD PLAN ONLY)							
TRACT	LAND USE	SIZE (Ac.)	# OF LOTS	DENSITY (LOTS/AC.)	BUILDING & DRIVEWAY COVERAGE (Ac.)	STREET R.O.W. (Ac.)	OPEN SPACE (Ac.)
II	RESIDENTIAL	91.08	391	4.30	18.07	13.49	59.52
III	RESIDENTIAL	45.03	101	2.24	6.03	9.83	29.17
IV	RESIDENTIAL	71.18	178	2.50	11.44	11.84	47.90
VA	RESIDENTIAL	59.18	159	2.69	8.76	8.52	41.90
VB	RESIDENTIAL	73.50	274	3.73	18.25	13.21	42.04
VIA	RESIDENTIAL	35.93	129	3.59	8.29	7.12	20.52
SUBTOTAL		375.90	1,232	3.27	70.84	64.01	243.63
PARKWAY & COMMERCIAL		99.85	—	—	—	—	—
TRACT I (COMMERCIAL)		27.21	—	—	—	—	—
SCHOOL		20.95	—	—	—	—	—
TOTAL		523.91	—	—	—	—	—

TRACTS REVISED FOR  
\* PUD PLAN NO. 99028B &  
POADP PLAN NO. 662B

NUMBER OF RESIDENTIAL LOTS  
AVERAGE HOME SIZE  
DENSITY (SINGLE FAMILY UNITS PER ACRE)

1,114  
2,280  
2.96





City of San Antonio  
NEW U.D.C.  
Master Development Plan and P.U.D.  
APPLICATION

CITY OF SAN ANTONIO  
DEPARTMENT OF PLANNING

02 APR -2 AM 7: 5

662-B 7/31/02

Date Submitted:

Project ID Number:

~~99-028 B~~

Project Name: Oliver Ranch, Unit-2

Owner/Agent: Centex Homes Phone: (210)496-1985 Fax: (210)495-0449

Address: 16414 San Pedro, Suite 700 Zip code: 78232

Engineer/Surveyor: Pape-Dawson Engineers, Inc. Phone: (210)375-9000 Fax: (210)375-9010

Address: 555 East Ramsey, San Antonio, TX Zip code: 78216

Existing legal Description (PUD Only): 91.08 acres Located in CB 4865, P-2C & P-37 ABS. #934  
Also out of H.J. HUPPERTZ Survey No. 417 4/8, ABS 934

Existing zoning: N/A

Proposed zoning: N/A

(PUD Only) Linear feet of street: 8,870

☐ Private  
☒ Public

☐ Gated  
☒ Un-Gated

☒ Attached  
☐ Detached

(PUD Only) Number of lots: 391 divided by acreage: 93.658 = Density: 4.2

(PUD Only) Total open space: 62.10 divided by total acreage: 93.658 = Open space: 66.3 %

(PUD Only) Type of gate(guard/mag card/key/transmitter/etc.): N/A

(PUD Only) Construction start date: May 2002

(PUD Only) X/Y coordinates at major street entrance: X: 2139882 Y: 13797072

Site is over/within/includes:

Edwards Aquifer Recharge Zone: ☒ Yes ☐ No

San Antonio City Limits? ☐ Yes ☒ No

Projected # of Phases: 3

Council District: N/A School District: Comal ISD Ferguson Map Grid: 45707

CITY OF SAN ANTONIO  
DEPARTMENT OF PLANNING  
02 JUL -3 PM 3:43

**City of San Antonio**  
**NEW U.D.C.**  
**Master Development Plan and P.U.D.**  
**APPLICATION**  
(Continued)

CITY OF SAN ANTONIO  
DEPARTMENT OF PLANNING

02 APR -2 AM 7:51

Is there a previous Master Development Plan (a.k.a.POADP) for this Site?

Name Oliver Ranch No. 662, 662A

Is there a corresponding PUD for this site? Name Oliver Ranch No. 99028

Plats associated with this Master Development Plan (a.k.a.POADP) or site?

Name Oliver Ranch Unit 6A Ph I No. 200042

Name Oliver Ranch Unit 5B Ph I No. 200050

Name Oliver Ranch Unit 5B Ph III No. 200052

Contact Person and authorized representative:

Print Name: Rick Gray  
Jon Adame, P.E. Signature: 

Date: 7-2-02 Phone: (210) 375-9000 Fax: (210) 375-9010

**Master Development Plan and P.U.D.**  
**Technical Review**

- ☒ Name of the Master Development Plan or P.U.D. and the subdivision;
- ☒ City assigned Plan ID number;
- ☒ Name and address of owner of record, developer and engineer;
- ☒ The name names of all adjacent property owners as shown on current tax records;
- ☒ Certificate of agency or power of attorney if other than owner;
- ☒ Signature blocks for the chairperson and secretary (Planning director or assignee);
- ☒ (PUD ONLY) Proposed covenants on the property, if any, including a map and legal description of area affected;
- ☒ Two points identified by Texas Planes Coordinates;
- ☒ Basis of bearing used and a north point;
- ☒ Boundary of the development and total acreage encompassed, thereby described and mapped at and appropriate scale;
- ☒ (MDP ONLY) topographic contour lines no greater than ten (10) feet;

CITY OF SAN ANTONIO  
DEPARTMENT OF PLANNING  
02 JUL -3 PM 3:43



**City of San Antonio**  
**NEW U.D.C.**  
**Master Development Plan and P.U.D.**  
**Technical Review**  
(Continued)

CITY OF SAN ANTONIO  
DEPARTMENT OF PLANNING

02 APR -2 AM 7:51

- ☒ (PUD ONLY) Existing topography with maximum contour intervals of two (2) feet, except where existing ground is on a slope of less than five percent (5%) then either one foot contours or spot elevation shall be provided where necessary;
- ☒ Date of preparation;
- ☒ Graphic and written scale and north arrow;
- ☒ A location map at a scale not less than 1"= 2,000 indicating the location and distance in relation to adjacent streets and all surrounding Major Thoroughfares. The location map is to be located in the top left hand corner of the sheet;
- ☒ Total area of property;
- ☒ All existing easements or right-of-way with street names impacting the development area, their nature and width;
- ☒ The approximate location and widths of all proposed public and private streets major thoroughfares, collectors and local B streets within the developments boundaries;
- ☒ (PUD ONLY) The location of all proposed uses or zoning classification as applicable and the maximum allowable intensity (residential density or non-residential FAR);
- ☒ (MDP ONLY) The location and general nature of proposed uses and proposed intensity (residential density or non-residential FAR)
- ☒ (PUD ONLY) Notation of any restrictions required by the City Council in accordance with this Ordinance;
- ☒ The location and dimension of all proposed adjacent roadways, whether existing or proposed;
- ☒ (PUD ONLY) The location and dimension of all proposed or existing lots.
- ☒ The location, dimensions, and area of all parcels of land proposed to be set aside for park or playground use or other public, or for the use of property owners in the proposed subdivision, where applicable.
- ☒ A development phasing schedule including the sequence for each phase; approximate size in area of each phase; and proposed phasing of construction of public improvements, recreation and common open space areas.
- ☒ The schematic of all existing and proposed streets, as well as proposed access points.
- ☒ The schematic location of the pedestrian circulation system including walkways and bicycle paths where applicable.
- N/A ☐ (Conservation Subdivisions Only) A slope analysis of the proposed development site showing slopes for the following percent of existing grades: 0-10%, 21-30%, 31-40%, and slopes exceeding 40%, including a tabulation of the number of acres in each slope percentage.
- ☒ A delineation of EARZ, wetlands and floodplains. Conservation Subdivision and PUD Plans shall also delineate Woodlands.
- ☒ The location, acreage, category and type of improvements if any for active and passive open space, including greenbelt and active recreation space areas, private recreational areas.

CITY OF SAN ANTONIO  
DEPARTMENT OF PLANNING  
02 JUL -3 PM 3:43

**City of San Antonio**  
**NEW U.D.C.**  
**Master Development Plan and P.U.D.**  
**Technical Review**  
(Continued)

CITY OF SAN ANTONIO  
DEPARTMENT OF PLANNING

02 APR -2 AM 7:51

- ☒ (PUD ONLY) Tabulation of the number of acres in the proposed development, showing the total number of lots and area of open space for the site including the following:
- (a) square footage of all buildings and structures
  - (b) for non-residential uses, multi-family dwellings, and any portion of a site located within the EARZ, the approximate location and area of impervious cover.
- ☒ A final statement in tabular form which sets forth the following data, when such data is applicable to a given development plan:
- (a) total number of dwelling units, by development phase.
  - (b) Residential density and units per acre.
  - (c) (PUD Only) Total floor area ratio for each type of use.
  - (d) Total area in passive open space.
  - (e) Total area in active developed recreational open space.
  - (f) Total number of off-street parking and loading spaces.
- ☒ Traffic Impact Analysis (section 35-502).
- ☒ (PUD Only) Utilities plan.
- ☒ (M.D.P. Only) Location of property lines, existing easements, burial grounds, railroad rights-of-way, watercourses; location, width, and names of all existing or platted streets or other public ways within or immediately adjacent to the tract; names of adjacent property owners or subdivision from the latest certified assessment rolls.
- ☒ (PUD Only) Lots numbered as approved by the City.
- ☒ (PUD Only) Layout shall show where lot setbacks as required.
- ☒ Location and size in acres of school sites, as applicable.
- ☒ The exterior boundaries as indicated from deeds or other instruments of the development area giving lengths and bearings of the boundary lines, if the proposed development is bounded by a watercourse, a closing meander traverse of that boundary shall be made and shown on the site plan. Where curving boundaries are used, sufficient data to establish the boundary on the ground shall be given; including the curve's radius, central angle and arc length.
- N/A ☐ A stormwater management plan (section 35-B119)

**I certify that the Master Development Plan / PUD Plan application and accompanying maps are complete and that the conditions listed on this application have been met.**

Certifying Representative:

Print Name: Damon Lyles Signature: Damon Lyles

If you have any questions please call Michael O. Herrera at 207-7900  
APPLICATION REVISED June 4, 2001





CITY OF SAN ANTONIO  
DEPARTMENT OF PLANNING  
**Planning Department**  
**Master Development Plan Section**



JUL -3 PM 3:44

### Completeness Review

This completeness review is applicable to the following: Master Development Plan (MDP), Master Plan Community District (MPCD), Planned Unit Development (PUD), Traditional Neighborhood Development (TND), Mixed Use District (MXD), Military Airport Overlay Zone (MAOZ), Manufactured Home Park Plan (MHPP), Pedestrian Plan (PP) and Subdivision Plat. To be accepted for review a Plan shall comply with the provisions of ARTICLES I and IV (Application Submittal Requirements and Appendix B) of the Unified Development Code.

MDP/MDP

Project/Plat I.D. #: 662B #

Plan Plat Name: Oliver Ranch Unit 2

Project Engineers/Surveyors or Firm Name: Pape-Dawson ENGINEERS INC

Address: 555 E. Ramsey

Phone#: 375-9000 Fax#: 375-9010 E-mail: R.Gary@PapeDawson.Com

### Planning Department

#### Required Items for Completeness Review

- ☐ Completed and signed Application Form
- ☒ Appropriate Plan Review Fee
- ☐ Digital information (MDP's and PUD)
- ☐ 8 1/2 " x 11" Reduced Copy (MDP's and PUD)
- ☐ (Plats Only):  
4 copies (folded) with Request for Review forms (attached) (1) Master Development,  
(1) Major thoroughfare, (1) Neighborhoods, (1) Historic Preservation

☒ (Master Development Plans & P.U.D's Only): 15 copies (folded) with Request for Review forms (attached) for respective departments or agencies

- ☐ Master Development Plan
- ☐ Major Thoroughfare
- ☐ Street and Drainage
- ☐ Traffic T.I.A.
- ☐ Zoning
- ☐ SAWS Aquifer

- ☐ Building Inspection - Trees
- ☐ Parks - Open space
- ☐ Fire Protection
- ☐ Neighborhoods ☐ Historic
- ☐ Bexar County Public Works
- ☐ Other: \_\_\_\_\_

☒ Accepted

☐ Rejected

Completeness Review By: mg Date: 7/5/02

Mailed Out 7/5/02



City of San Antonio  
NEW U.D.C.  
Master Development Plan and P.U.D.  
APPLICATION

CITY OF SAN ANTONIO  
DEPARTMENT OF PLANNING

02 APR -2 AM 7: 5

Date Submitted:

Project ID Number:

99-028 B

Project Name: Oliver Ranch, Unit-2

Owner/Agent: Centex Homes Phone: (210)496-1985 Fax: (210)495-0449

Address: 16414 San Pedro, Suite 700 Zip code: 78232

Engineer/Surveyor: Pape-Dawson Engineers, Inc. Phone: (210)375-9000 Fax: (210)375-9010

Address: 555 East Ramsey, San Antonio, TX Zip code: 78216

Existing legal Description (PUD Only):

Existing zoning: N/A

Proposed zoning: N/A

(PUD Only) Linear feet of street: 8,870

☐ Private

☐ Gated

☒ Attached

☒ Public

☒ Un-Gated

☐ Detached

(PUD Only) Number of lots: 391 divided by acreage: 93.658 = Density: 4.2

(PUD Only) Total open space: 62.10 divided by total acreage: 93.658 = Open space: 66.3 %

(PUD Only) Type of gate(guard/mag card/key/transmitter/etc.): N/A

(PUD Only) Construction start date: May 2002

(PUD Only) X/Y coordinates at major street entrance: X: 2139882 Y: 13797072

Site is over/within/includes:

Edwards Aquifer Recharge Zone: ☒ Yes ☐ No

San Antonio City Limits? ☐ Yes ☒ No

Projected # of Phases: 3

Council District: N/A

School District: Comal ISD

Ferguson Map Grid: 451 / D7





# CITY OF SAN ANTONIO

July 31, 2002

Mr. Rick Gray, P.E.

Pape- Dawson Engineers  
555 East Ramsey  
San Antonio, TX 78216

Re: Oliver Ranch (Amending)

MDP/POADP # 662-B

Dear Mr. Gray:

The City Staff Development Review Committee has reviewed Oliver Ranch (Amending) Master Development Plan M.D.P. (formerly POADP) Preliminary Overall Area Development Plan # 662-B. Please find enclosed a signed copy for your files. Your plan was accepted, however, please note the following:

- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.
- Any access and R.O.W. issues along state facilities will need to be resolved with the Texas Department of Transportation (TXDOT). For information about these requirements you can contact TXDOT at 615-5814.
- Development Services, Engineering Section has indicated as part of their conditional approval, the following conditions shall be met by the developer:
  - a.) Construct a signalized intersection at the proposed Driveway 18 at least ¼ mile away from the frontage road intersection.
  - b.) Construct a signalized intersection at the school's roadway and at least ¼ mile away from Driveway 18.
  - c.) The traffic signals shall comply with Article 5, Division 2, Section 35-506, (k) Traffic Signals.
  - d.) The developer shall install that portion of the traffic signals infrastructure that is underground on the proposed street. The design and construction of this partial signal installation shall comply with the TMUTCD and the City of San Antonio specifications and design requirements.



Mr. gray  
Page 2  
July 31, 2002

- This development will need to comply with tree preservation ordinance #85262. For information about these requirements you can contact Building Inspections at 207-7102.
- It will be expected that you will plat all of the property depicted in your Master Development Plan (M.D.P.) (formerly POADP), to include floodplains, drainage areas and open space.
- I would encourage you to work closely with the school district, so that they can plan accordingly.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this Master Development Plan M.D.P. (formerly POADP) will be invalid.

**All Platting will have to comply with the Unified Development Code, Master Plan and Major Thoroughfare Plan for the city of San Antonio.**

If you have any questions regarding this matter, please contact Mr. Michael O. Herrera, at (210) 207-7873.

Sincerely,



Emil R. Moncivais AIA, AICP  
Director, Planning Department

EM/MH. Jr.

cc: Bob Opitz, P. E., Development Services  
Richard De La Cruz, Senior Engineer Development Services



**TIA**

City of San Antonio  
Planning Department  
Master Development Plan Section  
**REQUEST FOR REVIEW**

(Check One)

Date: 2-3-03

- ☒ Master Development Plan (MDP) ☐ P.U.D. Plan
- ☐ MDP/ P.U.D. Plan (combination) ☐ Mixed Used District (MXD)
- ☐ Master Plan Community District (MPCD) ☐ Military Airport Overlay Zone (MOAZ)
- ☐ Traditional Neighborhood Development (TND) ☐ Manufactured Home Park Plan (MHPP)
- ☐ Plat Certification Request ☐ Pedestrian Plan (PP)
- Public Hearing ☐ Yes ☐ No ☐ Other: \_\_\_\_\_

☐ Major ☐ Minor

Project Name: Oliver Ranch Unit II

FILE # 662-B

(Plats Only): 4 copies (folded) with Request for Review forms (attached) (1) Master Development,  
(1) Major thoroughfare, (1) Neighborhoods, (1) Historic Preservation

- To: ☐ Master Development Plan ☐ Street and Drainage
- ☐ Major Thoroughfare ☒ TIA
- ☐ Neighborhoods ☐ Zoning
- ☐ Historic ☐ Tree Preservation
- ☐ Disability Access (Sidewalks) ☐ Parks – Open Space
- ☐ Storm Water Engineering ☐ Fire Protection
- ☐ SAWS Aquifer ☐ Bexar County Public Works
- ☐ Other: \_\_\_\_\_

Note: Master Plan Submittals (ONLY) 15 copies (folded) with Request for Review forms (attached) for respective departments or agencies

**City of San Antonio Planning Department use**

FROM: Michael O. Herrera, Special Projects Coordinator

Date: \_\_\_\_\_

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentative scheduled for \_\_\_\_\_ before the (MDP) committee.



ACT

☒ I recommend approval

☐ I do not recommend approval

On \_\_\_\_\_, I notified \_\_\_\_\_, the engineer/  
subdivider/agent, of the corrections needed to remove this objection. Tel # \_\_\_\_\_

Comments: \_\_\_\_\_

Approved 8-26-02

CITY OF SAN ANTONIO  
DEPARTMENT OF PLANNING  
03 FEB -3 PM 1:41

CITY OF SAN ANTONIO  
DEPARTMENT OF PLANNING  
03 FEB -3 PM 1:41

  
Signature

Senior Engr.  
Title

2-3-03  
Date

Please return this form to Michael O. Herrera, Senior Planner by next scheduled meeting.

## Traffic Impact Analysis (TIA) Threshold Worksheet

Complete this form as an aid to determine if your project requires a Traffic Impact Analysis, as per City Code, Section 19-69.

Project Name: Oliver Ranch

Location: West of the intersection of U.S. 281 on Overlook Parkway

Applicant: Pape-Dawson Engineers, Inc.

Address: 555 E. Ramsey

RECEIVED  
03-12-23 10:25 AM  
☐ Owner or ☒ Agent  
Phone Number: (210) 375-9000

Permit Type (check one):

☐ Zoning, N.C.B. ☒ POADP #662B ☐ Plat # ☐ Bldg. Permit # ☐ Other: LAND DEVELOPMENT SERVICES DIVISION

### BOX A (Original TIA) RESIDENTIAL DEVELOPMENT

Anticipated Land Use	Number of Units	Peak Hour? (e.g., 5-6 pm, Wkday)	Peak Hour Trip Rate	Peak Hour Trips	Trip Rate Source
<i>Single-Family Detached Housing</i>	<i>98</i>	<i>5-6 pm, weekday</i>	<i>1.02</i>	<i>100</i>	ITE Code: <i>210</i> Other:

### BOX B (Original TIA) NON-RESIDENTIAL DEVELOPMENT

Anticipated Land Use	Project Size			Peak Hour? (e.g., 5-6 pm, Wkday)	Peak Hour Trip Rate	Peak Hour Trips	Trip Rate Source
	Acres	GFA	Other*				
							ITE Code: Other:

\*specify: \_\_\_\_\_

### BOX C (Updated TIA) If property already has a TIA on file, complete Box C; if not, ignore Box C.

Peak Hour Trips Projected in Current TIA	Peak Hour Trips (from Box A or B) Projected in Updated Development Plan	Increase in Peak Hour Trips (if over 100 additional trips, a new TIA is required)
<i>87</i>	<i>100</i>	<i>13</i>

### BOX D (Information Regarding the Person/Agency, who prepared the TIA)

Prepared by: Pape-Dawson Engineers, Inc.

Date: August 20, 1999

Comments: new TIA is not required

### BOX E (For Official Use Only, Do Not Write in this Box)

\_\_\_\_\_ A traffic impact analysis is required. The consultant preparing the study must meet with City staff to discuss the scope and requirements of the study before beginning the study.  
 \_\_\_\_\_ A traffic impact analysis is not required. The traffic generated by the proposed development does not exceed the threshold requirements.  
 \_\_\_\_\_ The traffic impact analysis has been waived for the following reason(s):  
 \_\_\_\_\_  
 \_\_\_\_\_

Reviewed by: \_\_\_\_\_

Date: \_\_\_\_\_

4593\63\Word\Form\030403a1

NOTE: GFA = Gross Floor Area (bldg size) ITE = Institute of Transportation Engineers, *Trip Generation*, 6th Edition. 525 School Street, S.W., Suite 410, Washington, DC 20024-2729; (202) 554-8050.



# STORM WATER

## City of San Antonio

### Interdepartmental Correspondence Sheet

TO: Michael Herrera

FROM: Terrance Jackson, P.E.

COPIES TO: Samuel Carreon, P.E. , Arturo Villareal, P.E. , File

SUBJECT: Oliver Ranch MDP  
File

ROBERT LOMBRANO  
# 1667C

October 29, 2003

Storm Water Engineering has reviewed the MDP Plan for Oliver Ranch and recommends approval. This development is eligible for FILO.

NO FURTHER  
COMMENTS  
A.V. 10-29-03

Terrance Jackson  
Terrance Jackson, P.E.  
Storm Water Engineering Division

## Robert Lombrano

---

**From:** Arturo Villarreal  
**Sent:** Wednesday, October 29, 2003 2:11 PM  
**To:** Robert Lombrano; Pape Dawson (E-mail); Blane Lopez (E-mail); Shauna Weaver (E-mail)  
**Cc:** Michael Herrera; Terrance Jackson  
**Subject:** Oliver Ranch

Storm Water Comments.



SC-OliverRanch-am  
end-SW-OK.pdf...



BEXAR COUNTY

Robert Lombrano

---

**From:** aescobar@co.bexar.tx.us  
**Sent:** Wednesday, November 26, 2003 11:48 AM  
**To:** cchance@pape-dawson.com  
**Cc:** Robert Lombrano  
**Subject:** Request for Review - Oliver Ranch

11/26/2003

City of San Antonio  
Planning Department  
Master Development Plan Section  
REQUEST FOR REVIEW

Case Managers:

Robert Lombrano, Planner II  
(Even File number) (210) 207-5014  
rlombrano@sanantonio.gov

Ernest Brown, Planner II  
(Odd file Number) (210) 207-7207  
ernestb@sanantonio.gov

(Check One)

- ☐ Master Development Plan (MDP) (Formerly POADP)  
☒ MDP/ P.U.D. Plan (combination)  
☐ Master Plan Community District (MPCD)  
☐ Traditional Neighborhood Development (TND)  
☐ Flexible Development District  
☐ Urban Development (UD)  
☐ Farm and Ranch (FR)  
☐ Plat Certification Request  
☐ P.U.D. Plan  
☐ Mixed Used District (MXD)  
☐ Military Airport Overlay Zone (MAOZ)  
☐ Manufactured Home Park Plan (MHPP)  
☐ Pedestrian Plan (PP)  
☐ Rural Development (RD)  
☐ Mix Light Industrial (MI-1)  
☐ Other: \_\_\_\_\_

Public Hearing

☐ Yes

☒ No

☐ Major

☐ Minor

Date: \_\_\_\_\_

Project Name: Oliver Ranch

File# 662C & 99028C

Engineer/Surveyor: Pape-Dawson Engineers, Inc.

Address: \_\_\_\_\_ Zip code: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

Contact Person Name: \_\_\_\_\_ E-mail: \_\_\_\_\_

Reference Any MDP's, POADP's, and PUD's associated with this project:

POADP 9902B & PUD 662B

(Plats Only): 4 copies (folded) with Request for Review forms (attached)  
(1) Master Development, (1) Major thoroughfare, (1) Neighborhoods, (  
(1) Historic Preservation

Master Plans & P.U.D. Submittals 15 copies (folded) with Planning Department  
Request for Review form (attached) for respective departments or agencies

October 16, 2003

Page 1 of 2



FROM: Michael O. Herrera, Special Projects Coordinator

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. If necessary, please circulate within your department. Copy this review sheet as needed. Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.

☐ I do not recommend approval

Comments:

This image shows a single sheet of white paper with horizontal blue ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

November 26, 2003  
Date

October 16, 2003

INVOICE NO.	INVOICE DATE	CODE	JOB IDENTIFICATION	GROSS	DISCOUNT	NET
397LOC2 397LOC2	06/29/02 06/29/02	17210	Invoice total Vendor payment	397.00 397.00 397.00		397.00
			CITY OF SAN ANTONIO DEPARTMENT OF PLANNING 02 JUL -3 PM 3:44			
			642-B			
			Total vendor payment	397.00		397.00

CHECK NO. 086473

PAYEE: CITY OF SAN ANTONIO

VENDOR NO: 001861

DATE: 07/01/02

TO REORDER BLANK CHECK STOCK CALL 800-347-3638

THIS CHECK IS VOID WITHOUT A BLUE &amp; RED BACKGROUND AND AN ARTIFICIAL WATERMARK ON THE BACK - HOLD AT AN ANGLE TO VIEW

**CENTEX HOMES**  
**SAN ANTONIO**16414 N. SAN PEDRO, SUITE 700  
SAN ANTONIO, TX 78232NO. **086473**64-1278  
611

DATE: Jul. 01, 2002

AMOUNT

**\$397.00**

THREE HUNDRED NINETY-SEVEN AND NO/100 DOLLARS \*\*\*\*\*

Bank of America N.A. Atlanta, Dekalb County, Georgia

PAY TO THE  
ORDER OF:CITY OF SAN ANTONIO  
P.O. Box 839966  
SAN ANTONIO, TX 78283CHECKS GREATER THAN \$1000.00  
MAY NOT BE SIGNED BY FACSIMILE

AUTHORIZED SIGNATURE

AUTHORIZED SIGNATURE

BORDER CONTAINS MICROPRINTING

⑈086473⑈ ⑆061112788⑆ 3299971426⑈





# TRANSMITTAL

CITY OF SAN ANTONIO  
DEPARTMENT OF PLANNING



To: CITY OF SAN ANTONIO 02 JUL -3 PM 3:44 Date: July 1, 2002  
Attn: Michael Herrera - Planning  
114 W. Commerce, 3rd Floor  
San Antonio, TX 78205  
Re: Oliver Ranch Unit 2 - PUD/MDP  
#99-028B / 662B

QUANTITY	DESCRIPTION
1	MDP Submittal Package
1	Check for \$ 297

If enclosures are not as noted, kindly notify us at once.

☒ For Approval    ☐ For Your Use    ☐ As Requested    ☐ For Review and Comment

COMMENTS PLEASE CALL MYSELF OR JON ADAMS  
WITH COMMENTS.

From: Michael Quiss Project No.: 4593-21

CC: \_\_\_\_\_

PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9010 | info@pape-dawson.com



# TRANSMITTAL

RECEIVED

CITY OF SAN ANTONIO  
DEPARTMENT OF PLANNING

To: City of San Antonio 02 JUL 10 PM 3:23 Date: 02 JUL 10 PM 4:11

Attn: Michelle Gonzalez - Planning  
LAND DEVELOPMENT  
SERVICES DIVISION

Re: Oliver Ranch Unit 2 PUP/MDP

QUANTITY	DESCRIPTION
15	Blueprints
2	8 1/2 x 11 Reproductions

If enclosures are not as noted, kindly notify us at once.

☒ For Approval    ☐ For Your Use    ☐ As Requested    ☐ For Review and Comment

COMMENTS \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

From: Michael Quinn Project No.: 4593-21

CC: \_\_\_\_\_

PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9010 | info@pape-dawson.com

# TRANSMITTAL



To: City of San Antonio Planning  
Attn: Michelle / Mike Herrera  
3rd Floor

Date: 7/2/02

Re: Oliver Ranch Unit 2

QUANTITY	DESCRIPTION
<u>2 ea</u>	<u>8 1/2" x 11" Reduction</u>
<u>1 ea</u>	<u>Disk with PADD/PUD</u>
<u>1</u>	<u>Application w/ legal desc.</u>

CITY OF SAN ANTONIO  
DEPARTMENT OF PLANNING  
02 JUL -3 PM 3:43

If enclosures are not as noted, kindly notify us at once.

☒ For Approval    ☒ For Your Use    ☐ As Requested    ☒ For Review and Comment

COMMENTS Please combine with previously submitted  
logs & review forms for complete package.

Call me if you have any questions.

Thanks

From: Rich Gray Project No.: 4593.21  
(1.0)  
cc: \_\_\_\_\_

PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9010 | info@pape-dawson.com





# Seda Consulting Engineers, Inc.

2939 MOSSROCK, SUITE 225  
SAN ANTONIO, TEXAS 78230

(210) 308-0057  
FAX (210) 308-8842

## LETTER OF TRANSMITTAL

TO City of San Antonio

Date	<u>Dec 12-03</u>
Job No.	
Attention	<u>Mr. Micheal Herrera</u>
Re:	<u>Hunter's Pond Subd'N</u> <u>MDP.</u>

GENTLEMEN:

WE ARE SENDING YOU ☐ Attached ☐ Under separate cover via \_\_\_\_\_ the following items:

☐ Shop drawings ☐ Prints ☐ Plans ☐ Samples ☐ Specifications

☐ Copy of letter ☐ Change Order ☐ \_\_\_\_\_

COPIES	DATE	NO.	DESCRIPTION
			<u>Review Comments Responses TO</u>
			<u>MDP.</u>
			<u>TPA</u>
			<u>Major Thoroughfare</u>
			<u>Park</u>
			<u>Zoning</u>

THESE ARE TRANSMITTED as checked below:

- |  |   |   |
|--|---|---|
| <input checked="" type="checkbox"/> For approval | <input type="checkbox"/> Approved as submitted    | <input type="checkbox"/> Resubmit _____ copies for approval   |
| <input type="checkbox"/> For your use            | <input type="checkbox"/> Approved as noted        | <input type="checkbox"/> Submit _____ copies for distribution |
| <input type="checkbox"/> As requested            | <input type="checkbox"/> Returned for corrections | <input type="checkbox"/> Return _____ corrected prints        |
| <input type="checkbox"/> For review and comment  | <input type="checkbox"/> _____                    |   |
- ☐ FOR BIDS DUE \_\_\_\_\_ 19 \_\_\_\_\_ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS Dear Mr. Herrera;

Transmitted are The Responses TO Comments from The  
above listed Departments/Division.

Please Notice That. Due TO Some Issues with The  
TIF Requirement That Not Set at This Time,  
Our Client is Requesting, at This Time. That  
The Project be Treated as Non TIF Project.

COPY TO B. Duggins

SIGNED

Sala Wiab.



P.O. Box 791033 • SAN ANTONIO, TEXAS 78279-1033

- ▶ 24-HOUR SERVICE ▶
- ▶ SPECIAL PROJECTS ▶
- ▶ MOBILE NOTARY ▶
- ▶ COURTHOUSE ▶
- ▶ CUSTOM ROUTES ▶

**738-8600**  
FAX: 738-1181

690011

DATE

7.3.02

PICKUP TIME

DELIVERY TIME

140

DRIVER NAME

EDDIE

DRIVER NUMBER

21

SERVICES

CHARGES

QUICKIE

(1) HOUR

(2) HOUR

(4) HOUR

1604

AFTER HOUR

ROUND TRIP

NOTARY

WEIGHT

TOTAL

REFERENCE:

4593-21 - GRAY

BILLING:

☐ SHIPPER ☐ RECIPIENT ☐ 3RD PARTY

QUICKIE

1 HOUR

2 HOUR

4 HOUR

ROUND TRIP

SHIPPER	NAME	PAPE DAWSON ENGINEERS		
	ADDRESS	555 E. RAMSEY		
	CITY	STATE	ZIP	
	SAT	78216	P1004	
PHONE (IMPORTANT)				

RECIPIENT	NAME	CSA - Planning		
	ADDRESS	114 W. Commerce St. 320		
	CITY	STATE	ZIP	
	S.A. TX	78205		
PHONE (IMPORTANT)				

# OF PIECES

DESCRIPTION

WEIGHT

1

COPIES & DISK

ATTN: MIKE HERREERA

3RD PARTY BILLING:

C.O.D.

\$50 DOLLARS DECLARED VALUE UNLESS SPECIFIED NOT TO EXCEED \$500.00

RECEIVED IN GOOD ORDER (PRINT)

RETURN (PRINT)